

**RESOLUTION 2018-215**  
**RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF**  
**FLORENCE REFERRING A PROPOSED REDEVELOPMENT PLAN FOR**  
**PARCELS WITHIN THE ROUTE 130 REDEVELOPMENT AREA TO THE**  
**TOWNSHIP OF FLORENCE PLANNING BOARD, AND DIRECTING THE**  
**PLANNING BOARD TO TAKE CERTAIN ACTIONS PURSUANT TO N.J.S.A.**  
**40A:12A-7(e)**

**WHEREAS**, on October 21, 2009 the Township Council of the Township of Florence, in the County of Burlington, New Jersey (the "Township") adopted a resolution declaring designated blocks and lots fronting Route 130 within the Township as an "Area In Need of Redevelopment" (the "Route 130 Corridor Redevelopment Area" or "Redevelopment Area"); and

**WHEREAS**, the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 *et seq.*, the "Act") provides a procedure for the adoption of a redevelopment plan for all or a portion of a duly designated redevelopment area; and

**WHEREAS**, Block 160.01, Lots 2.01, 8, 9, 10.01, 20, 21 and 22 within the Township ("Parcel A") are located in the Route 130 Corridor Redevelopment Area; and

**WHEREAS**, Parcel A was the subject of a Redevelopment Plan adopted by the Township via Ordinance 2012-33 on November 19, 2012 (the "2012 Redevelopment Plan"), which plan provided for a first phase consisting of Building "A" in the approximate size of 180,000 to 198,000 square feet and appurtenant site improvements, including highway access improvements and a second phase consisting of future expansion for a total building size of up to 270,000 square feet and appurtenant site improvements; and

**WHEREAS**, an office building of approximately 218,325 square feet (including a basement level of 43,758 square feet) has been constructed on Parcel A in accordance with the 2012 Redevelopment Plan, together with site improvements, 826 parking stalls and highway access; and

**WHEREAS**, Township Block 160.01, Lots 1.03, 14 and 15 ("Parcel B") are located within the Route 130 Corridor Redevelopment Area (with Lots 14 and 15 being consolidated into Lot 1.03 on the current Tax Maps of the Township); and

**WHEREAS**, Parcel B was the subject of a Redevelopment Plan adopted by the Township via Ordinance 2013-10 on July 17, 2013 (the "2013 Redevelopment Plan"), which would have allowed for the development of a mid-rise business class hotel and related "pad restaurant" site; and

**WHEREAS**, since the adoption of the 2013 Redevelopment Plan, the Township has received requests and has authorized the construction of two other business class hotels on property other than Parcel B but in proximity to Parcel B; and

**WHEREAS**, Block 160.01, Lot 1.04 ("Parcel C") is located within the Route 130 Corridor Redevelopment Area and has not been the subject of any development applications to date; and

**WHEREAS**, each of Parcels A, B and C are under the ownership umbrella of Burlington Stores (the "Property Owner") which continues to propose beneficial and productive uses for the undeveloped portions of Parcels A, B and C and believe that the original hotel development envisioned in the 2013 Redevelopment Plan is no longer viable given the two additional business class hotels subsequently approved by the Township; and

**WHEREAS**, the Township desires to continue to work with the Property Owner to allow for continued development of Parcels A, B and C in a consistent and beneficial manner to the business needs of the Property Owner and the needs of the community as a whole; and

**WHEREAS**, Environmental Resolutions, Inc., licensed professional planners employed by the Township, has developed a draft redevelopment plan for the Property, dated September 12, 2018 (the "Proposed Redevelopment Plan"), a copy of which is attached hereto as Exhibit A, which would permit development on the Property in a manner that is beneficial to the Township and consistent with the vision for the Route 130 Corridor Redevelopment Area; and

**WHEREAS**, the Proposed Redevelopment Plan would amend the 2012 Redevelopment Plan and supersede the 2013 Redevelopment Plan to allow for the construction of an additional office building on a portion of Parcel B and the construction of additional parking on portions of Parcels A, B and C and the development of site improvements and retention basins as needed as set forth in the Proposed Redevelopment Plan; and

**WHEREAS**, the Township Council has reviewed the Proposed Redevelopment Plan and desires to forward the Proposed Redevelopment Plan to the Planning Board for review pursuant to N.J.S.A. 40A:12A-7e;

**NOW THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Township of Florence as follows:

1. The Township Council hereby refers the Proposed Redevelopment Plan to the Planning Board for review and recommendation in accordance with the requirements of N.J.S.A. 40A:12A-7(e).

2. The Planning Board is authorized and directed to prepare a report of its recommendations (the "Planning Board Report") to the Proposed Redevelopment Plan within forty-five (45) days of the date hereof.


3. The Planning Board Report shall identify any provisions within the Proposed Redevelopment Plan that are inconsistent with the Township's Master Plan, the recommendations concerning those inconsistencies and any other matters the Planning Board deems appropriate.

4. If the Planning Board Report has not transmitted to the Township Council within forty-five (45) days of the date hereof, the Township Council shall be relieved of the requirement to obtain a Planning Board Report for the Proposed Redevelopment Plan to the Plan in accordance with N.J.S.A. 40A:12A-7(e).

5. The Clerk of the Township shall forward a copy of this Resolution and the Proposed Redevelopment Plan to the Planning Board for review pursuant to N.J.S.A. 40A:12A-7(e).

6. This resolution shall take effect immediately.

I certify the above to be a true copy of the Resolution adopted at a public meeting held on the 19<sup>th</sup> day of September, 2018.

  
Nancy Erlston, RMC  
Township Clerk

